


JULY 7, 2008

THE DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION TOOK FORMAL ACTION ON JULY 7, 2008, IN THE TRUST LANDS ADMINISTRATION OFFICE, 675 EAST 500 SOUTH, SUITE 500, SALT LAKE CITY, UTAH 84102-2818, ON THE MINERAL, SURFACE, DEVELOPMENT, AND FEE WAIVER BUSINESS MATTERS AS INDICATED AND WHICH BECOME EFFECTIVE AT 5:00 P.M. ON JULY 7, 2008.

THESE MINUTES INCLUDE MINERAL ACTIONS AS LISTED ON PAGE 1 TO 4; SURFACE ACTIONS AS LISTED ON PAGES 4 TO 15; DEVELOPMENT ACTIONS AS LISTED ON PAGES 16 TO 30; AND ACTIONS CONTAINING FEE WAIVERS AS LISTED ON PAGE 30.

THESE MINUTES ARE DEEMED THE FINAL AGENCY ACTION CONCERNING THESE MATTERS AND ARE SUBJECT TO REVIEW AND/OR ADJUDICATION PURSUANT TO R850-8 OF THE AGENCY'S RULES. ANY APPEAL OF MATTERS CONTAINED WITHIN THESE MINUTES MUST BE IN WRITING, PURSUANT TO R850-8-1000, AND MUST BE RECEIVED BY THE OFFICE OF THE DIRECTOR BY 5:00 P.M. ON MONDAY, JULY 21, 2008. APPEALS NOT FILED BY THAT TIME WILL BE CONSIDERED UNACCEPTABLE AND THE MATTERS WILL BE UNAPPEALABLE.



KEVIN S. CARTER, DIRECTOR
SCHOOL AND INSTITUTIONAL
TRUST LANDS ADMINISTRATION

LESLIE M. WARNER, RECORDS OFFICER

ARCHIVES APPROVAL NO. 7990209

MINERAL ACTIONS

CORRECTION OF DIRECTOR'S MINUTES OF JUNE 27, 2008 – MATERIALS PERMIT NO. 423 (SCH)

The Director, on June 27, 2008, approved the above-numbered Materials Permit to Platt Livestock, LLC. The description was listed as N½N½NW¼ of *Sec. 2*, T35S, R15W, SLB&M., 40.00 acres. It has been discovered that the correct description is: N½N½NW¼ of *Sec. 22*, T35S, R15W, SLB&M., 40.00 acres.

Upon recommendation of Mr. Faddies, the Director approved the above-listed correction.

READJUSTMENT OF COAL LEASE ML 48264-OBA (PL 105 MULTI-FUND)

Lands comprising Coal Lease ML 48264-OBA were acquired by the Trust Lands Administration as part of the Ferron Field in the Utah Schools and Land Exchange Act of 1998 (PL105-335). At the time of the exchange, the lands were segregated from Federal Coal Lease U-020668 and assigned a State Lease Number, ML 48264-OBA. The parent federal lease provided that the Lessor may readjust lease terms and conditions at ten year intervals, the next pertinent readjustment date being May 1, 2008. The Trust Lands Administration timely notified the Lessee of the current lease readjustment, which basically consists of converting the lease to a Trust Lands' Coal Lease form with applicable terms and conditions. The annual lease rental is \$3 per acre, the production royalty rate is 8% for underground coal, and the annual minimum royalty requirement is 1% of the balance of estimated recoverable coal reserves within the lands. Prior to the time of lease segregation, the lands were unitized within the Bear Canyon LMU. The lands within ML 48264-OBA do not appear to contain recoverable coal reserves, but the leased parcel provides an escarpment-subsidence buffer zone for the SMCRA plan of operations for the Bear Canyon Mine. The Lessee has accepted the readjusted terms and conditions presented by the Trust Lands Administration and the readjustment should be approved.

ML 48264-OBA

C.O.P. Coal Development Company
53 West Angelo Avenue
Salt lake City, UT 84115

T16S, R8E, SLB&M.

Sec. 31: NW¼NE¼, NE¼NW¼

Emery

80.00 acres

Upon recommendation of Mr. Blake, the Director approved the readjustment of ML 48264-OBA, effective May 1, 2008, and noted that the lease is committed to the Bear Canyon LMU.

METALLIFEROUS MINERAL LEASE APPROVALS

Upon recommendation of Mr. Stokes, the Director approved the Metalliferous Minerals Lease applications listed below at a minimum annual rental rate of \$500 per lease or \$1 per acre, whichever is greater. The production royalty, as provided in the lease form, approved by the Director of the Trust Lands Administration, is 8% for fissionable minerals and 4% for non-fissionable minerals - based on the gross value of the ore. The land status has been examined utilizing both the plat books and the business system and the lands were found to be open and available. The applications have been checked for completeness and found to be in proper order. The business system and plat books have been updated to show the lease applications as existing contracts on the lands described below:

<u>ML 51337</u>	<u>T16S, R13E, SLB&M.</u>	Emery
Goldterra, Inc.	SEC. 16: ALL	1280.00 Acres
P.O. Box 783	SEC. 36: ALL	
Price, UT 84501		

Annual Rental: \$1280

FUND: SCH

A refund of \$30 is due to the applicant for overpayment of the first year rental.

<u>ML 51338</u>	<u>T20S, R15E, SLB&M.</u>	Emery
Goldterra, Inc.	SEC. 32: LOTS 1(38.94), 2(38.92), 3(38.88), 4(38.86),	635.60 Acres
P.O. Box 783	N½, N½S½ [ALL]	
Price, UT 84501		

Annual Rental: \$636

FUND: SCH

<u>ML 51339</u>	<u>T19S, R14E, SLB&M.</u>	Emery
Goldterra, Inc.	SEC. 16: ALL	640.00 Acres
P.O. Box 783		
Price, UT 84501		

Annual Rental: \$640

FUND: SCH

<u>ML 51340</u>	<u>T17S, R14E, SLB&M.</u>	Emery
Goldterra, Inc.	SEC. 16: ALL	640.00 Acres
P.O. Box 783		
Price, UT 84501		

Annual Rental: \$640

FUND: SCH

METALLIFEROUS MINERAL LEASE APPROVALS (CONTINUED)ML 51341

Goldterra, Inc.

P.O. Box 783

Price, UT 84501

T16S, R14E, SLB&M.

SEC. 32: ALL

Emery
640.00 Acres

Annual Rental: \$640

FUND: SCH

ML 51342

R. G. Conn

P.O. Box 923

Duchesne, UT 84021

T8S, R16E, SLB&M.

SEC. 36: ALL

Duchesne
640.00 Acres

Annual Rental: \$640

FUND: SCH

ML 51343

Goldterra, Inc.

P.O. Box 783

Price, Utah 84501

T18S, R14E, SLB&M.SEC. 8: SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ SEC. 9: NE $\frac{1}{4}$ NW $\frac{1}{4}$ SEC. 16: SE $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ Emery
560.00 Acres

Annual Rental: \$560

FUND: SCH

INCREASE IN POTASH PRODUCTION ROYALTY

Potash leases that were transferred to the State by the Federal Government in 1961 carried an initial production royalty rate of two percent (2%), escalating to three percent (3%) upon readjustment of the lease agreement. Subsequent Potash leases issued by the Trust Lands Administration adopted the federal production royalty rate of two percent (2%) gross value. With renewed interest in lease of potash, and considering that initial potash production royalty rates have not been reviewed since the issuance of the 1956 federal potash leases, it has been determined that an initial production royalty of five percent (5%) would not be an impediment to potash production.

Upon recommendation of Mr. Faddies, the Director approved the above increase in potash production royalty as provided for under Utah Code 53C-2-403, increasing the potash production royalty to five percent (5%) gross value of the leased substance.

INTEREST ASSIGNMENTS – OIL, GAS, AND HYDROCARBON LEASES

Upon recommendation of Ms. Garrison, the Director approved the assignment of 5% interest in and to the lease listed below to SEP-Seep Ridge, LLC, P.O. Box 683909, Park City, UT 84068-3909, by Diamondback Oil Partners, LLP. No override, but subject to previous overrides as reserved. Effective June 1, 2004, the Trust Lands Administration assumes no responsibility in reviewing, collecting, or distributing overriding royalty.

OWNERSHIP BEFORE ASSIGNMENT:

RECORD TITLE:

SEP-SEEP RIDGE, LLC – 57.5%,
BNF VENTURES II, LLC – 22.24%,
CROWN FINANCIAL OIL AND GAS, LLC – 10%,
ELI PUBLISHING, LLC – 5.26%,
DIAMONDBACK OIL PARTNERS, LLP – 5%

OWNERSHIP AFTER ASSIGNMENT:

RECORD TITLE:

SEP-SEEP RIDGE, LLC – 62.5%,
BNF VENTURES II, LLC. – 22.24%,
CROWN FINANCIAL OIL AND GAS, LLC – 10%,
ELI PUBLISHING, LLC – 5.26%

....ML 49785 (SCH)....

Upon recommendation of Ms. Garrison, the Director approved the assignment of 50% interest in and to the lease listed below to Whiting Oil and Gas Corporation, 1700 Broadway, Suite 2300, Denver, CO 80290, by Chicago Energy Associates, LLC. No override, but subject to previous overrides as reserved. Effective June 1, 2004, the Trust Lands Administration assumes no responsibility in reviewing, collecting, or distributing overriding royalty.

OWNERSHIP BEFORE ASSIGNMENT:

RECORD TITLE:

CHICAGO ENERGY ASSOCIATES LLC – 50%,
FLAT ROCK GAS LLC – 40%,
QUESTAR EXPLORATION AND PRODUCTION
COMPANY – 10%

OWNERSHIP AFTER ASSIGNMENT:

RECORD TITLE:

WHITING OIL AND GAS CORPORATION – 50%,
FLAT ROCK GAS LLC – 40%,
QUESTAR EXPLORATION AND PRODUCTION
COMPANY – 10%

....ML 50734 (SCH)....

SURFACE ACTIONS

GRAZING PERMITS

RENEWAL OF GRAZING PERMITS

The following grazing permits have been renewed for a period of 15 years, beginning July 1, 2008, and expiring June 30, 2023.

<u>Permit #</u>	<u># Acres</u>	<u># AUMs</u>	<u>County(s)</u>	<u>Fund(s)</u>
GP 22148-08	509.92	47.00	Uintah	School
GP 22210-08	573.20	45.00	Tooele	School
GP 22243-08	2,356.78	201.00	Sanpete	School
GP 22278-08	3,850.04	165.00	Grand	School

RENEWAL OF GRAZING PERMITS (CONTINUED)

<u>Permit #</u>	<u># Acres</u>	<u># AUMs</u>	<u>County(s)</u>	<u>Fund(s)</u>
GP 22288-08	651.51	28.00	Iron	School
GP 22314-08	640.00	64.00	Grand	School
GP 22369-08	2,286.84	96.00	Emery	School
GP 22372-08	2,719.42	158.00	Emery, Carbon	School
GP 22371-08	322.60	28.00	Carbon	School
GP 22388-08	33,819.96	1,338.00	San Juan	School
GP 22904-08	639.92	36.00	Garfield	School
GP 23188-08	520.00	20.00	Tooele	School
GP 23248-08	1,280.00	100.00	Box Elder	School

Upon recommendation of Ms. Paula Lane, the Director approved the renewal of these permits.

GRAZING PERMIT NO. 22251-08 (APPROVAL)

Scott Johansen
 Craig Johansen
 Box 1099
 Castle Dale, UT 84513

1,752.56 Acres 49 AUMs School Fund Emery County

Township 19 South, Range 9 East

Sec. 2: All 672.56 Acres
 Sec. 16: NE¼, NE¼SE¼, S½SE¼, W½W½ 440.00 Acres

Township 18 South, Range 9 East

Sec. 36: All 517.48 Acres

First year's rental: \$191.10
 Application fee: \$50.00

The term of this permit begins July 1, 2008, and expires June 30, 2023. The season of use is November 1 through August 31 for cattle. Red Seeps BLM Allotment.

Upon recommendation of Mr. Ron Torgerson, the Director approved Grazing Permit No. 22251-08.

GRAZING PERMIT NO. 23286 (APPROVAL)

Scott Johansen
Craig Johansen
Box 1099
Castle Dale, UT 84513

1,477.48 Acres 118 AUMs School Fund Emery County

Township 19 South, Range 9 East

Sec. 32: E½ 320.00 Acres

Township 20 South, Range 8 East

Sec. 2: Lots 1, 2, S½NE¼, SE¼NW¼, S½ 517.48 Acres

Township 20 South, Range 9 East

Sec. 16: All 640.00 Acres

First year's rental: \$460.20

Application fee: \$50.00

The term of this permit begins July 1, 2008, and expires June 30, 2023. The season of use is November 1 through August 31 for cattle. Hambrick Bottom BLM Allotment.

Upon recommendation of Mr. Ron Torgerson, the Director approved Grazing Permit No. 23286.

GRAZING PERMIT NO. 23287 (APPROVAL)

Scott Johansen
Craig Johansen
Box 1099
Castle Dale, UT 84513

641.99 Acres 28 AUMs School Fund Emery County

Township 17 South, Range 6 East

Sec. 36: All

First Year's rental: \$109.20

Application fee: \$50.00

The term of this permit begins July 1, 2008, and expires June 30, 2023. The season of use is November 1 through August 31 for cattle. This section is not part of a BLM allotment.

Upon recommendation of Mr. Ron Torgerson, the Director approved Grazing Permit No. 23287.

GRAZING PERMIT NOS. 21677-01, 21993-02, 20668, AND 20481 (CANCELLATION)

The above referenced grazing permits, in the name of Oral E. Johansen, Scott N. Johansen, and Craig E. Johansen, are to be canceled because the acreage contained within these permits is being separated by allotments and added to new grazing permits. Emery County. School Fund.

Upon recommendation of Ron Torgerson, the Director approved the cancelation of the above referenced grazing permits.

GRAZING PERMIT NOS. 22685 AND 22686 (CONSOLIDATION AND AMENDMENT OF GP 22685)

Grazing Permit Nos. 22685 and 22686 contain acreage within the same BLM grazing allotment and should be consolidated. The acreage and AUMs from GP 22686 will be added to GP 22685 and GP 22686 will be canceled.

The following acreage and 60 AUMs will be added to GP 22685 from GP 22686:

<u>Township 27 South, Range 10 East</u>	
Sec. 16: All	640.00 acres
Sec. 36: All	640.00 acres

<u>Township 27 South, Range 11 East</u>	
Sec. 32: All	631.12 acres

The following is additional acreage and 61 AUMs, to be added to GP 22685:

<u>Township 26 South, Range 10 East</u>	
Sec. 2: All less 44.16 acres in SULA	613.20 acres

<u>Township 26 South, Range 11 East</u>	
Sec. 16: All	640.00 acres
Sec. 32: All	640.00 acres

<u>Township 27 South, Range 10 East</u>	
Sec. 2: All	640.60 acres

<u>Township 27 South, Range 11 East</u>	
Sec. 16: All	640.00 acres

GP 22685 will now have 8,924.92 acres and 231 AUMs. The \$50.00 amendment fee, \$877.80 grazing fee, and \$23.10 weed fee have been received. Emery and Wayne Counties. School Fund.

Upon recommendation of Mr. Ron Torgerson, the Director approved the consolidation of GP 22686 into GP 22685 and the cancellation of GP 22686.

GRAZING PERMIT NO. 20608 (ASSIGNMENT TO DIVIDE INTERESTS INTO SEPARATE GRAZING PERMITS)

Pace Ranches, P.O. Box 27, Teasdale, UT 84773, has requested the Trust Lands Administration's permission to assign 100% interest in the above referenced grazing permit to the following people and to divide interests into separate grazing permits:

GP 20608 - 38 AUM's	Richard or Rebecca Pace, P.O. Box 6, Teasdale, UT 84773
GP 20608-A - 38 AUM's	Phillip or Jessie Pace, P.O. Box 148, Torrey, UT 84775
GP 20608-B - 38 AUM's	Doug or Paulyln Pace, P.O. Box 13, Teasdale, UT 84773

The total acreage of 3,519.28 acres should be attached to each grazing permit above. These permits should now be billed separately. The \$114.00 assignment fee has been paid. Wayne County. School Fund.

Upon recommendation of Mr. Ron Torgerson, the Director approved the assignment of GP 20608 and the division of interests into separate grazing permits.

GRAZING PERMIT NO. 22483 (ASSIGNMENT TO DIVIDE INTERESTS INTO SEPARATE GRAZING PERMITS)

Pace Ranches, P.O. Box 27, Teasdale, UT 84773, has requested the Trust Lands Administration's permission to assign 100% interest in the above referenced grazing permit to the following people and to divide interests into separate grazing permits:

GP 22483 - 10 AUM's	Richard or Rebecca Pace, P.O. Box 6, Teasdale, UT 84773
GP 22483-F - 10 AUM's	Phillip or Jessie Pace, P.O. Box 148, Torrey, UT 84775
GP 22483-G - 10 AUM's	Doug or Paulyln Pace, P.O. Box 13, Teasdale, UT 84773

The total acreage of 2,650.00 acres should be attached to each grazing permit above. These permits should now be billed separately. The \$30.00 assignment fee has been paid. Wayne County. School Fund.

Upon recommendation of Mr. Ron Torgerson, the Director approved the assignment of GP 22483 and the division of interests into separate grazing permits.

GRAZING PERMIT NO. 22612 (ASSIGNMENT TO DIVIDE INTERESTS INTO SEPARATE GRAZING PERMITS)

Pace Ranches, P.O. Box 27, Teasdale, UT 84773, has requested the Trust Lands Administration's permission to assign 100% interest in the above referenced grazing permit to the following people and to divide interests into separate grazing permits:

GP 22612 - 58 AUM's	Phillip or Jessie Pace, P.O. Box 148, Torrey, UT 84775
GP 22612-K - 58 AUM's	Doug or Paulyln Pace, P.O. Box 13, Teasdale, UT 84773
GP 22612-J - 58 AUM's	Richard or Rebecca Pace, P.O. Box 6, Teasdale, UT 84773

The 58 AUMs for Richard or Rebecca Pace, P.O. Box 6, Teasdale, UT 84773, will be added to existing GP 22612-J as they currently hold this grazing permit in this allotment.

GRAZING PERMIT NO. 22612 (ASSIGNMENT TO DIVIDE INTERESTS INTO SEPARATE GRAZING PERMITS) (CONTINUED)

The total acreage of 14,804.84 acres should be attached to each grazing permit above. These permits should now be billed separately. The \$174.00 assignment fee has been paid. Wayne County. School Fund.

Upon recommendation of Mr. Ron Torgerson, the Director approved the assignment of GP 22612 and the division of interests into separate grazing permits.

GRAZING PERMIT NO. 22685 (ASSIGNMENT TO DIVIDE INTERESTS INTO SEPARATE GRAZING PERMITS)

Pace Ranches, P.O. Box 27, Teasdale, UT 84773, has requested the Trust Lands Administration's permission to assign 100% interest in GP 22685 to the following people and to divide interests into three separate grazing permits:

GP 22685 - 77 AUM's	Richard or Rebecca Pace, P.O. Box 6, Teasdale, UT 84773
GP 22685-A - 77 AUM's	Phillip or Jessie Pace, P.O. Box 148, Torrey, UT 84775
GP 22685-B - 77 AUM's	Doug or Pauly Pace, P.O. Box 13, Teasdale, UT 84773

The total acreage of 8,924.92 acres should be attached to each grazing permit above. These permits should now be billed separately. The \$231.00 assignment fee has been paid. Emery & Wayne Counties. School Fund.

Upon recommendation of Mr. Ron Torgerson, the Director approved the assignment of GP 22685 and the division of interests into three separate grazing permits.

GRAZING PERMIT NO. 23199 (ASSIGNMENT)

Farmland Reserve, Inc., 139 East South Temple, Suite 110, Salt Lake City, UT 84111-1103, has requested Trust Lands Administration's permission to assign 100% interest in the above referenced grazing permit to William Marsing Livestock, Inc., 4330 East 8900 South, Price, UT 84501. The assignment fee in the amount of \$194.00 has been submitted. Duchesne and Carbon Counties. School Fund.

Upon recommendation of Mr. Scott Chamberlain, the Director approved the assignment of GP 23199.

GRAZING PERMIT NO. 23282 (ASSIGNMENT)

Michael K. Hiskey, 168 S. 600 E., Spanish Fork, UT 84660, has requested the Trust Lands Administration's permission to assign 100% interest in the above referenced grazing permit to Magnum Holdings LLC, 2150 S. 1500 E., Salt Lake City, UT 84104. The assignment fee in the amount of \$30.00 has been submitted. Millard County. School Fund.

Upon recommendation of Mr. Ron Torgerson, the Director approved the assignment of GP 23282.

GRAZING PERMIT NO. 20215 (NON-USE)

The above grazing permit in the name of Vernal Cattle Unit, 4560 N. Dry Fork Canyon, Rd., Vernal, UT 84078, has requested 100% non-use due to winter range conditions last grazing season. Non-use was verified by the Vernal BLM Staff. The weed fee of \$17.71 will be added to next year's billing. The \$20.00 fee has been paid. Uintah County. School Fund.

Upon recommendation of Mr. Scott Chamberlain, the Director approved non-use for GP 20215.

GRAZING PERMIT NO. 11-H-07 (PARTIAL NON-USE AND CREDIT OF FEES)

Kurt Brasher, P.O. Box 223, Cleveland, UT 84518, has requested 100% non-use (44 AUM's), due to lack of forage, on grazing permit GP 11-H-07 for the 2008 - 2009 grazing season. This grazing permit is located on the West Price Ferron Block with no BLM management involved. Trust Lands Staff has verified this lack of forage. The 2008 - 2009 grazing bill should be canceled. The \$20.00 non-use fee has been paid. Emery County. School Fund.

Upon recommendation of Mr. Ron Torgerson, the Director approved the non-use for GP 11-H-07.

GRAZING PERMIT NO. 11-J-02 (NON-USE AND CREDIT OF FEES)

Lee McElprang and Leon McElprang, P.O. Box 448, Huntington, UT 84528, have requested 100% non-use (141 AUM's), due to lack of forage, on grazing permit GP 11-J-02 during the 2007 - 2008 grazing season. This grazing permit is located on the West Price Ferron Block with no BLM management involved. Trust Lands Staff has verified this lack of forage. They would like a credit for 141 AUMs (\$190.35) on 2008 - 2009 grazing bill. The \$20.00 non-use fee has been paid. Emery County. School Fund.

Upon recommendation of Mr. Ron Torgerson, the Director approved the non-use and credit of fees for GP 11-J-02.

GRAZING PERMIT NO. 21095 (PARTIAL NON-USE AND CREDIT OF FEES)

Betty Smith and Dean King, P.O. Box 326, Green River, UT 84525, have requested 46% non-use (546 AUMs), due to lack of forage, on grazing permit GP 21095 during the 2007 - 2008 grazing season. Ray Jensen of the BLM was contacted to verify this non-use request. The excess grazing fees paid for the 2007 - 2008 grazing season (\$1,883.70) should be credited toward 2008 - 2009 grazing fees. The \$20.00 non-use fee has been paid. Emery County. School Fund.

Upon recommendation of Mr. Ron Torgerson, the Director approved the partial non-use and credit of fees for GP 21095.

GRAZING PERMIT NO. 21505 (PARTIAL NON-USE)

Taylor Livestock Corp., 24 Apache Circle, Moab, UT 84532, has requested 12% non-use (465 AUM's), due to lack of forage, on grazing permit GP 21505 during the 2007 - 2008 grazing season. This grazing permit is located on North Block LaSal Mountain with no BLM management involved. Trust Lands Staff has verified this lack of forage. The permittee would like a credit for 465 AUMs (\$2,650.50) on this year's bill. The \$20.00 non-use fee has been paid. Grand & San Juan Counties. USU & School Funds.

Upon recommendation of Mr. Ron Torgerson, the Director approved the partial non-use for GP 21505.

GRAZING PERMIT NO. 22448-K (PARTIAL NON-USE AND CREDIT OF FEES)

Andy Taft, P.O. Box 12, Bicknell, UT 84715, has requested 96% non-use (354 AUMs), due to too much winter snow on the Cedar Grove Allotment during the 2007 - 2008 winter grazing season. This grazing permit is located on Parker Mountain with few BLM lands involved. Trust Lands Staff has verified these snowy conditions. Mr. Taft would like a credit for 354 AUMs (\$2,017.80) on his next year's bill. The \$20.00 non-use fee has been paid. Piute and Wayne Counties. School Fund.

Upon recommendation of Mr. Ron Torgerson, the Director approved the partial non-use and credit of fees for GP 22448-K.

GRAZING PERMIT NO. 21505 (ANNUAL SUBLEASE APPROVAL)

Taylor Livestock Corporation, c/o D. L. Taylor, 24 Apache Circle, Moab, UT 84532, has requested permission to sublease a portion of GP 21505 to the following individuals:

Ken Bates	384 AUMs	\$15.00/AUM
Harley Bates	255 AUMs	\$15.00/AUM
Jared Randall	201 AUMs	\$15.00/AUM
Ivor Bradshaw	152 AUMs	\$12.50/AUM
Wilcox Ranch	950 AUMs	\$12.50/AUM
Ward Studt	420 AUMs	\$12.50/AUM
TOTAL:	2,362 AUMs	

The sublease fee in the amount of \$8,608.40 has been billed. This represents a 50:50 profit cost-share for subleasing 2,362 AUMs at \$12.50/AUM and \$15.00/AUM. Grand and San Juan Counties. USU and School Funds.

Upon recommendation of Mr. Ron Torgerson, the Director approved the annual sublease for GP 21505.

RIGHTS OF ENTRY**RIGHT OF ENTRY NO. 5166 (APPROVAL)**

On April 25, 2008, the School and Institutional Trust Lands Administration received an application from Green River Energy Resources, Inc., c/o David Filler, 186 Dawn Drive, Columbia Falls, MT 59912, to occupy the following described trust land located within San Juan County to conduct a seismic survey – shothole method for a one-year term:

T29S, R25E, SLB&M

Sec. 32: All

T29.5S, R24E, SLB&M

Sec. 36: N $\frac{1}{2}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, W $\frac{1}{2}$

T30S, R24E, SLB&M

Sec. 2: All

T30S, R25E, SLB&M

Sec. 2: Lots 1-28, S $\frac{1}{2}$

Sec. 16: All

Sec. 36: All

RIGHT OF ENTRY NO. 5166 (APPROVAL) (CONTINUED)T30S, R26E, SLB&M

Sec. 16: All

T31S, R25E, SLB&M

Sec. 2: All

The Resource Development Coordinating Committee ("RDCC") review was initiated May 2, 2008. The Southeastern Utah Association of Local Governments responded with "favorable comment recommended." A cultural resource survey has been completed by Metcalf Archaeological Consultants, Inc. (U-08-MM-0071b.s). Thirteen sites were located on trust lands. The Bureau of Land Management, Moab Field Office, is the lead agency for this undertaking and has consulted with the State Historic Preservation Office ("SHPO") for both federal and trust land. Provided the applicant follows the recommendations of the archaeology consultant and avoids all sites, a finding of "No Historic Properties" is appropriate and no further cultural work is required.

The fee for this right of entry is \$15,350.00 plus a \$50.00 application fee and a \$50.00 processing fee, totaling \$15,450.00. San Juan County. School Fund. Expiration date: June 30, 2009.

Upon recommendation of Ms. Jeanine Kleinke, the Director approved Right of Entry No. 5166 for a one-year term.

EASEMENTS**EASEMENT NO. 1370 (APPROVAL)****APPLICANT'S NAME AND ADDRESS:**

PacifiCorp DBA Rocky Mountain Power
Right of Way Services
1407 West North Temple, Suite 110
Salt Lake City, Utah 84116

LEGAL DESCRIPTION:Township 30 South, Range 12 West, SLB&M

Section 12: Lots 3 & 4 (within)

An easement 50 feet in width, being 25 feet on each side of the following described center line:

Beginning in the north line of the Grantor's land of a point 25 feet west along the one quarter section line from the east one quarter corner of Section 12, T30S, R12W, SLB&M, thence S 0°05'28" E 2721.84 feet or 41.24 chains to the south line of said land, being in the SE¼ of said Section 12; containing 3.12 acres.

Township 30 South, Range 12 West, SLB&M

Section 13: Lots 3 & 4, SW¼SE¼ (within)

Beginning at the northeast corner of the Grantor's land said corner also being the east one quarter corner of Section 13, T30S, R12W, SLB&M and running thence N 89°35' W 50.00 feet or 3.03 rods along the north boundary line of the Grantor's land, thence S 0°51' W 1404.48 feet or 21.28 chains along a line which is parallel to and 25 feet perpendicularly distant westerly from a proposed power line on said land, thence S 49°37' W 1911.36 feet or 28.96 chains along a line which is parallel to and 25 feet perpendicularly distant northwesterly

EASEMENT NO. 1370 (APPROVAL) (CONTINUED)

from a proposed power line on said land, thence N 89°58' E 77.88 feet or 1.18 chains along the south boundary line of the Grantor's land, thence N 49°36' E 1834.80 feet or 27.80 chains along a line which is parallel to and 25 feet perpendicularly distant southeasterly from a proposed power line on said land, thence S 0°51' W 27.39 feet or 1.66 rods, thence S 89°08' E 10 feet or .61 rods, thence N 0°51' E 36.13 feet or 2.19 rods, thence N 49°36' E 26.60 feet or 1.61 rods along a line which is parallel to and 25 feet perpendicularly distant southeasterly from a proposed power line on said land, thence N 0°51' E 26.56 feet or 1.61 rods, along a line which is parallel to and 25 feet perpendicularly distant easterly from a proposed power line on said land, thence N 49°36' E 32.34 feet or 1.96 rods to the east boundary line of said land, thence N 0°09' W 13.04 feet or .79 rods along said east boundary line, thence S 49°36' W 32.18 feet or 1.95 rods, thence N 0°51' E 1387.32 feet or 21.02 chains along a line which is parallel to and 25 feet perpendicularly distant easterly from a proposed power line on said land to the point of beginning and being in the southeast quarter of said Section 13; containing 3.82 acres.

Township 30 South, Range 12 West, SLB&M

Section 26: E½NW¼, SW¼NW¼, W½SW¼ (within)

A right of way 50 feet in width, being 25 feet on each side of the following described center line:

Beginning in the north line of the Grantor's land of a point 27.8 feet west along the north section line from the north quarter corner of Section 26, T30S, R12W, SLB&M, thence S 26°12'51" W 5884.56 feet or 89.16 chains to the south line of said land, being in the E½NW¼, SW¼NW¼, W½SW¼ of said Section 26; containing 6.74 of an acre.

Township 30 South, Range 12 West, SLB&M

Section 34: Lots 1-4 (within)

Beginning at the northeast corner of the Grantor's land said corner also being the northeast corner of Section 34, T30S, R12W, SLB&M, and running thence S 89°54' W 27.89 feet or 1.69 rods along the north line of the grantor's land, thence S 27°12' W 111.56 feet or 1.69 chains along a line which is parallel to and 25 feet perpendicularly distant northwesterly from a proposed power line on said land, thence S 89°54' W 2636.70 feet or 39.95 chains along a line which is parallel to and 25 feet perpendicularly distant northerly from a proposed power line on said land, thence S 69°08' W 1424.28 feet or 21.58 chains along a line which is parallel to and 25 feet perpendicularly distant northwesterly from a proposed power line on said land to the northeasterly line of the proposed 10 MW Geothermal Power land on said land, thence S 20°48' E 50 feet or 3.03 rods along said northeasterly line of the proposed power plant on said land, thence N 69°08' E 1415.04 feet or 21.44 chains along a line which is parallel to and 25 feet perpendicular distant southeasterly from a proposed power line on said land, thence N 89°54' E 2625.48 feet or 39.78 chains along a line which is parallel to and 25 feet perpendicularly distant southerly from a proposed power line on said land, thence S 26°12' W 44.55 feet or 2.70 rods, thence S 63°47' E 10 feet or .61 chains, thence N 26°12' E 49.50 feet or 3.00 rods, thence N 89°54' E 22.28 feet or 1.35 rods along a line which is parallel to and 25 feet perpendicularly distant southeasterly from a proposed power line on said land, thence N 26°12' E 22.28 feet or 1.35 rods, along a line which is parallel to and 25 feet perpendicularly distant southeasterly from a proposed power line on said land, thence East 36.30 feet or 2.02 rods to the east boundary line of said land, said boundary also being the east section line of said Section 34, thence N 0°07' W 10 feet or .61 rods along said east boundary line, thence N 89°59' W 31.51 feet or 1.91 rods, thence N 26°12' E 71.28 feet or 1.08 chains along a line which is parallel to and 25 feet perpendicularly distant southeasterly from a proposed power line on said land to the east boundary line of said land, thence N 0°07' W 56.43 feet or 3.42 rods along said east boundary line to the point of beginning and being in the N½ of the N½ of said Section 34; containing 4.83 acres.

EASEMENT NO. 1370 (APPROVAL) (CONTINUED)**PROPOSED ACTION:**

The applicant requests an easement to construct, operate, repair, and maintain a 24.9 kV overhead power line. The proposed power line will connect a proposed geothermal power plant currently being constructed on trust lands by Raser Technologies with an existing power line on the north end of the easement corridor. The proposed easement corridor includes a 16,121.36 foot long, 50 foot wide main corridor along with additional 10 foot wide corridors for guy wires, totaling 144.93 feet in length. The entire corridor contains 18.51 acres. The term of the easement will be 30 years.

RELEVANT FACTUAL BACKGROUND:

The Resource Development Coordinating Committee ("RDCC") review was initiated on March 4, 2008. Comments were received from the Five County Association of Governments as follows:

Five County Association of Governments:

"The Utah State Trust Lands Administration proposes to issue a power line easement across trust lands west of Minersville. The easement will connect a new geothermal power plant to the Rocky Mountain Power grid. Local officials support alternative energy development and have entered into a development agreement with the proposed plant."

The applicant has been notified of the comments provided by the RDCC.

The project area has been surveyed for cultural resources by EarthTouch, Inc. (U-08-EP-0074p,s and U-08-EP-0432p,s). One eligible pre-historic site was located on trust lands (Site 42Be3125). This site can be avoided by spanning the site with utility poles and prohibiting a utility access road below the transmission line through the site area. As long as this recommendation is followed, the Trust Lands Administration's staff archaeologist and the State Historic Preservation Office ("SHPO") concur with the finding of "No Historic Properties Affected." The applicant has agreed to follow this recommendation, therefore the project area is considered cleared for cultural resources.

EVALUATION OF FACTS:

1. The proposed easement is not located entirely on trust lands.
2. The proposed easement term is for a period of 30 years.
3. The applicant has paid the School and Institutional Trust Lands Administration the fees as determined pursuant to R850-40-600.
4. The proposed easement will not have an unreasonably adverse affect on the developability or marketability of the subject property.

The action qualifies as an exclusion to the narrative record of decision process because it does not warrant the time and expense necessary to complete a full narrative record. Therefore, this summary will constitute the record of decision.

Upon recommendation of Mr. Chris Fausett, the Director approved Easement No. 1370 for a term of 30 years beginning July 1, 2008, and expiring June 30, 2038, with the easement fee being \$17,692.34 plus the \$750.00 application fee. The administrative fee required pursuant to R850-40-1800 has been paid up front with a one-time payment of \$1,000.00.

SPECIAL USE LEASE AGREEMENTS**SPECIAL USE LEASE NO. 1581 (CORRECTED LEGAL DESCRIPTION)**

Special Use Lease Agreement No. 1581 was approved on the Director's Minutes of May 30, 2008, for Kerr McGee Oil & Gas Onshore LP, 1368 South 1200 East, Vernal, Utah 84078. The legal description has been corrected by the lessee, and should be replaced with the following:

Township 9 South, Range 25 East, SLB&M

Uintah County

School Fund

Section 30: SE $\frac{1}{4}$ NW $\frac{1}{4}$ (within)

Beginning at a point in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 30, T9S, R25E, SLB&M, which bears N 82°35'08" E 1822.56 ft from the West Quarter Corner of said Section 30, thence S 69°44'07" E 44.84 ft; thence S 17°13'56" W 100.00 ft; thence N 69°44'07" W 100.00 ft; thence N 17°13'56" E 100.00 ft; thence S 69°44'07" E 55.16 ft to the point of beginning. Basis of bearings is a G.P.S. observation.

Containing 0.230 acres, more or less.

Upon recommendation of Mr. Kurt Higgins, the Director approved the corrected legal description for SULA 1581.

SPECIAL USE LEASE NO. 1582 (CORRECTED LEGAL DESCRIPTION)

Special Use Lease Agreement No. 1582 was approved on the Director's Minutes of May 30, 2008, for Kerr McGee Oil & Gas Onshore LP, 1368 South 1200 East, Vernal, Utah 84078. The legal description has been corrected by the lessee, and should be replaced with the following:

Township 9 South, Range 25 East, SLB&M

Uintah County

School Fund

Section 30: SE $\frac{1}{4}$ NW $\frac{1}{4}$ (within)

Beginning at a point in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 30, T9S, R25E, SLB&M, which bears N 81°45'23" E 1773.88 ft from the West Quarter Corner of said Section 30, thence N 17°13'56" E 30.00 ft; thence S 69°44'07" E 40.00 ft; thence S 17°13'56" W 30.00 ft; thence N 69°44'07" W 40.00 ft to the point of beginning. Basis of bearings is a G.P.S. observation.

Containing 0.028 acres, more or less.

Upon recommendation of Mr. Kurt Higgins, the Director approved the corrected legal description for SULA 1582.

DEVELOPMENT ACTIONS

DEVELOPMENT SUBDIVISION SALE

THE FOLLOWING SALE HAS BEEN EXECUTED AND A PATENT ISSUED FOR:

SUBD 11.0 Highland Park Area 4-Phase 1 Subdivision at the Coral Canyon Community

This transaction has been executed pursuant to Development Lease DEVL 610.

LEGAL DESCRIPTION: (SUBDIVISION)

Section 18, Township 42.0 S, Range 14.0 W, SLBM

PURCHASER:

GOLDEN HERITAGE HOMES, INC.
2303 N. CORAL CANYON BLVD. SUITE 200
ST. GEORGE, UT 84780

LOT SALE DESCRIPTION:

Desc /	Certificate #	Cert/Sale Dt	Patent #	Patent Dt	Lot Price	Fee	Acreage	Fund	Section
Lot 272	26415-11-272	06/10/08	19984-11-272	02/08/07	\$45,117.00	\$20.00	0.26	SCH	18

LIST MINERAL RESERVATIONS:

Subject to a reservation to the State of all coal and other mineral deposits along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits.

LIST SURFACE RESERVATIONS:

Subject to an easement across the property for utilities as shown on the recorded plat map; also,

Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute.

Subject to the Covenants, Conditions, and Restrictions that have been recorded for the subdivision.

This item was submitted for record-keeping purposes by Amera Musial.

DEVELOPMENT SUBDIVISION SALES

THE FOLLOWING SALES HAVE BEEN EXECUTED AND PATENTS ISSUED FOR:

SUBD 10.0 Highland Park Phase 1 Subdivision

These transactions have been executed pursuant to Development Lease DEVL 610.

LEGAL DESCRIPTION: (SUBDIVISION)

Section 7, Township 42.0 S, Range 14.0 W, SLBM

Section 18, Township 42.0 S, Range 14.0 W, SLBM

PURCHASER:

GOLDEN HERITAGE HOMES, INC.

2303 N. CORAL CANYON BLVD., SUITE 200

ST. GEORGE, UT 84780

LOT SALE DESCRIPTION:

Desc /	Certificate #	Cert/Sale Dt	Patent #	Patent Dt	Lot Price	Fee	Acreage	Fund	Section
Lot 250	26377-10-250	06/16/08	19928-10-250	07/07/06	\$12,597.84	\$20.00	0.17	SCH	7
Lot 256	26377-10-256	06/16/08	19928-10-250	07/07/06	\$19,933.68	\$20.00	0.28	SCH	7

LIST MINERAL RESERVATIONS:

Subject to a reservation to the State of all coal and other mineral deposits along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits.

LIST SURFACE RESERVATIONS:

Subject to an easement across the property for utilities as shown on the recorded plat map; also,

Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute.

Subject to the Covenants, Conditions, and Restrictions that have been recorded for the subdivision.

This item was submitted for record-keeping purposes by Amera Musial.

DEVELOPMENT SUBDIVISION SALES

THE FOLLOWING SALES HAVE BEEN EXECUTED AND PATENTS ISSUED FOR:

SUBD 14.0 Casitas at Hidden Valley

These transactions have been executed pursuant to Development Lease DEVL 754.

LEGAL DESCRIPTION: (SUBDIVISION)

Section 7, Township 43.0 S, Range 15.0 W, SLBM

Section 18, Township 43.0 S, Range 15.0 W, SLBM

PURCHASER:

IVORY SOUTHERN, LLC

3143 SOUTH 840 EAST

SAINT GEORGE, UT 84790

LOT SALE DESCRIPTION:

Desc /	Certificate #	Cert/Sale Dt	Patent #	Patent Dt	Lot Price	Fee	Acreage	Fund	Section
Lot 70	26419-14-70	06/06/08	19990-14-70	01/31/07	\$9,721.18	\$100.00	0.03	SCH	18
Lot 111	26419-14-111	06/16/08	19990-14-111	01/31/07	\$11,302.98	\$100.00	0.03	SCH	18

LIST MINERAL RESERVATIONS:

Subject to a reservation to the State of all coal and other mineral deposits along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits.

LIST SURFACE RESERVATIONS:

Subject to an easement across the property for utilities as shown on the recorded plat map; also,

Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute.

Subject to the Covenants, Conditions, and Restrictions that have been recorded for the subdivision.

This item was submitted for record-keeping purposes by Amera Musial.

DEVELOPMENT SUBDIVISION SALES

THE FOLLOWING SALES HAVE BEEN EXECUTED AND PATENTS ISSUED FOR:

SUBD 9.0 Rock Ridge Subdivision of the Coral Canyon Community

These transactions have been executed pursuant to Development Lease DEVL 610.

LEGAL DESCRIPTION: (SUBDIVISION)

Section 4, Township 42.0 S, Range 14.0 W, SLBM

PURCHASER:

GOLDEN HERITAGE HOMES, INC.
2303 N. CORAL CANYON BLVD., SUITE 200
ST. GEORGE, UT 84780

LOT SALE DESCRIPTION:

Desc /	Certificate #	Cert/Sale Dt	Patent #	Patent Dt	Lot Price	Fee	Acreage	Fund	Section
Lot 15	26372-9-15	06/23/08	19929-9-15	06/23/06	\$10,466.77	\$20.00	0.11	MH	4
Lot 16	26372-9-16	06/16/08	19929-9-16	06/23/06	\$10,395.00	\$20.00	0.10	MH	4
Lot 22	26372-9-22	06/23/08	19929-9-22	06/23/06	\$11,530.42	\$20.00	0.10	MH	4

LIST MINERAL RESERVATIONS:

Subject to a reservation to the State of all coal and other mineral deposits along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits.

LIST SURFACE RESERVATIONS:

Subject to an easement across the property for utilities as shown on the recorded plat map; also,

Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute.

Subject to the Covenants, Conditions, and Restrictions that have been recorded for the subdivision.

This item was submitted for record-keeping purposes by Amera Musial.

RIGHT OF ENTRY 5155 – CITY OF ST. GEORGE

THE FOLLOWING RIGHT OF ENTRY HAS BEEN EXECUTED:

RIGHT OF ENTRY NO.: 5155
PROJECT: South Block
PROJECT CODE: SOBLK 001 00
PROJECT MANAGER: Brent Bluth
DATE OF TRANSACTION: June 13, 2008
COUNTY: Washington
FUND: School
COMMENCEMENT: June 1, 2008
EXPIRATION: June 1, 2009

PERMITTEE:

City of St. George
175 East 200 North
St. George, UT 84770

DESCRIPTION OF TRANSACTION:

Preparations for a SITLA/BLM land exchange resulted in a survey that discovered an existing water line and fire hydrant owned by the City of St. George (the "Grantee") on the trust land described below. The Trust Lands Administration authorizes Grantee to use and maintain the waterline and fire hydrant in the locations where they are constructed on trust lands for one year at no cost.

In order to quickly move forward on this exchange, it was decided that the Trust Lands Administration should issue this ROE at no cost so that the Grantee could secure a more long term arrangement with the BLM once title has transferred. This method also eliminated the need for pot-holing, surveying, and other engineering work to provide an exact legal description for the exact location of said waterline and fire hydrant.

LEGAL DESCRIPTION:

Township 43 South, Range 16 West, SLB&M
Section 26: Within

Containing approximately 0.75 acres, more or less.

NUMBER OF ACRES BY COUNTY: 0.75 acres - Washington County

NUMBER OF ACRES BY FUND: 0.75 acres - School

Upon recommendation of Brent Bluth, the Director approved this transaction.

DEVELOPMENT SALE - FORT PIERCE INDUSTRIAL (PS 8191)

THE FOLLOWING SALE HAS BEEN EXECUTED AND A PATENT ISSUED FOR FORT PIERCE BUSINESS PARK:

CERTIFICATE OF SALE NO.:	26312
CERTIFICATE/DATE OF SALE:	June 16, 2008
PATENT NO.:	20030
PATENT DATE:	May 28, 2008
PROJECT:	Fort Pierce Industrial
PROJECT MANAGER:	Doug Buchi
PROJECT CODE:	FPIND 001 00
FUND:	School
SALE PRICE:	\$2,021,050.00

BUYER:

BEEHIVE INDUSTRIAL GROUP, L.C.
a Utah limited liability company
825 West 2400 South
Salt Lake City, UT 84119

FINANCIAL INFORMATION:

At closing, the purchase price has been paid to Ft. Pierce Business Park, L.C., for distribution pursuant to the Operating Agreement dated October 1, 1998, between the Trust Lands Administration and LGJ. The documentation of this transaction is available in the Trust Lands' Planning and Development files.

TRANSACTIONAL CONTEXT:

This sale has been made pursuant to the Operating Agreement for Ft. Pierce Business Park, L.C. (L.C.) of which LGJ, L.C. and the Trust Lands Administration are the sole members (DEVL 21). To finance development, Ft. Pierce Business Park has entered into a loan agreement with the City of St. George and Dixie-Escalante Rural Electric Association, Inc. Twenty-four percent (24.00%) of the sales proceeds, after deducting closing costs and business expenses, are used to service the loan. The balance of the sales revenue is distributed to the members according to their participation in the L.C. (LGJ, L.C. - 30%, Trust Lands Administration - 70%).

LEGAL DESCRIPTION OF SALE PARCEL:

Township 43 South, Range 15 West, SLB&M
Section 20

Beginning at a point North 88°45'10" West, 2791.32 feet along the Center Section Line and South 0°00'00" East, 760.34 feet from the East Quarter Corner of Section 20, Township 43 South, Range 15 West, Salt Lake Base and Meridian, and running thence North 44°49'02" West, 316.93 feet; thence North 68°08'32" West, 328.92 feet; thence North 30°02'40" East, 716.64 feet; thence South 59°57'20" East, 268.70 feet to the point of a 866.00 foot radius curve to the left; thence Southeasterly through a central angle of 25°57'57" and 392.46 feet along the arc of said curve to the point of a 45.00 foot radius reverse curve to the right; thence Southeasterly through a central angle of 87°10'07" and 68.46 feet along the arc of said curve to a point of tangency; thence South 1°14'50" West, 83.02 feet to the point of a 300.00 foot radius curve to the right; thence Southwesterly through a central angle of 43°56'08" and 230.05 feet along the arc of said curve; thence South 45°10'58" West, 544.48 feet to the point of beginning.

Containing 12.175 acres, more or less.

This property has proposed Lot Number 168. Upon filing of a plat, a formal lot number will be assigned.

DEVELOPMENT SALE - FORT PIERCE INDUSTRIAL (PS 8191) (CONTINUED)

NUMBER OF ACRES BY COUNTY: 1.131 acres - Washington County

NUMBER OF ACRES BY FUND: 1.131 acres - School

MINERAL RESERVATIONS:

Excepting and reserving to the State all coal, gas, oil, hydrocarbons, and other mineral deposits, along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits as provided by statute.

SURFACE RESERVATIONS:

Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, and subject also to all rights of way for roads, ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute; also,

Subject to the Effect of the Covenants, Conditions and Restrictions recorded May 11, 1999, as Entry No. 646930, in Book 1333, at Pages 1234-1244, and Declaration of Annexation thereto recorded December 28, 1999, as Entry No. 671704, in Book 1355, at Page 2295, and Amendment thereto recorded April 5, 2002, as Entry No. 760033, in Book 1459, at Pages 2588-2589, and Second Amendment thereto recorded June 3, 2002, as Entry No. 767360, in Book 1468, at Pages 1358-1370, and Third Amendment thereto recorded June 10, 2005, as Entry No. 950528, in Book 1753, at Pages 1497-1518, and Fourth Amendment thereto recorded May 2, 2006, as Document No. 20060017587, Official Washington County Records (affects this and other property); also,

Subject to a 15.0 foot P.U.E. and drainage easement as set forth and located on FORT PIERCE AREA 'I' STREET DEDICATION PLATS recorded as Entry No. 20060052417, Official Washington County Records (Affects the Northerly and Easterly 15.0 feet); also,

Subject to the following "Notes", Easements, and Information as set forth on the face of the Official Plat of "FORT PIERCE AREA 'I' STREET DEDICATIONS":

- a. A 15.0 foot public utility and drainage easement shall exist along all street frontages as noted and 25.0 feet along the 1630 East street West frontage as noted.
- b. All future parcels being created abutting these roadways are required to have the property corners staked prior to obtaining a building permit.
- c. DRAINAGE NOTE: All lots adjacent a drainage channel, and/or a storm drain system, shall submit a detailed drainage plan prepared by a professional engineer, to protect the structures from flooding during a 100 year flood.
- d. GEOTECHNICAL NOTE: A geotechnical report has been done on this area by GTS Project No. 18106 on February 21, 2005, and report is available from the City of St. George or the Developer. The information is general information and a full geotechnical report should be obtained for each parcel of property at time of development; also,

Subject to and the location of an existing 50.0 foot overhead powerline easement as set forth, located and disclosed on the Official Plat of FORT PIERCE AREA 'I' Street Dedication Map, recorded as Doc. No. 20060052417. (NOTE: Said easement is shown and labeled as both a 25.0 foot and 50.0 foot easement); also,

Subject to Notice of Adoption of the Fort Pierce Community Development Plan, executed by St. George City Redevelopment Agency, recorded November 17, 2006, Doc # 20060053546, Official Washington County Records. (Affects this and other property); also,

DEVELOPMENT SALE - FORT PIERCE INDUSTRIAL (PS 8191) (CONTINUED)

Subject to and reserving unto the State of Utah and its assigns: a 10.0 foot wide utilities and drainage easement along the Southwesterly and Northwesterly boundary lines and a 15.00 foot wide utilities and drainage easement along the Northeasterly and Southeasterly boundary lines.

MINERAL LEASES CANCELED: None

SURFACE LEASES CANCELED: None

This item was submitted by Andrea L. James for record-keeping purposes.

FORT PIERCE INDUSTRIAL DISTRIBUTION PROCEEDS (DC 1000)

PROCEEDS FOR THE FOLLOWING SALES HAVE BEEN RECEIVED ON FORT PIERCE BUSINESS PARK:

PROJECT CODE: FPIND 001 00
 DEVELOPMENT AGREEMENT: DEVL 21
 FUND: School
 PROCEEDS RECEIVED: \$1,980,000 (06/27/2008)

Certificate No.	DA Date	Lot / Purchaser	Sale Date	Acres	Gross Sales Price	Sale Proceeds to Ft. Pierce Business Park <i>rounded</i>
26459	02/08/08	Lot 108, Scott Machinery Venture, LLC	01/11/08	1.737	\$303,975.00	\$216,387.00
26340	04/25/08	Lot 152, Hawker Enterprises, LLC	04/03/08	3.353	\$586,600.00	\$417,883.00
26465	05/25/08	Lot 126, Kurt and Linda Johnson	04/09/08	1.067	\$186,725.00	\$132,832.00
26337	05/23/08	Lot 122, Green Valley Cabinets, Inc.	04/11/08	2.390	\$466,050.00	\$331,894.00
26386	05/23/08	Lot 124, Black Diamond Holdings, LC	05/01/08	1.189	\$231,855.00	\$164,987.00
24911	06/13/08	Lot 138, James and Cinde Brown Leasing, LLC	05/16/08	1.131	\$220,545.00	\$156,927.00
26312	07/07/08	Lot 168, Beehive Industrial Group, L.C.	06/19/08	12.175	\$2,021,050.00	\$1,441,421.00
TOTAL				23.04	\$4,016,800.00	\$3,080,613.00

Beginning cash balance as of 12/06/07:	\$ 108,326.00
Sales Proceeds to Ft. Pierce Business Park:	\$ 3,080,613.00
Other proceeds	\$ 109,956.00
Less Operating Costs:	<u>(\$ 288,611.00)</u>
Cash Available for members:	\$ 2,792,002.00

TLA distributions:	\$ 1,890,000.00
LGJ, LC distributions:	\$ 810,000.00
Cash Remaining as of 06/24/08:	\$ 92,002.00

FORT PIERCE INDUSTRIAL DISTRIBUTION PROCEEDS (DC 1000) (CONTINUED)

FINANCIAL INFORMATION:

At closing, the purchase price has been paid to Ft. Pierce Business Park, L.C., for distribution pursuant to the Operating Agreement dated October 1, 1998, between the Trust Lands Administration and LGJ. The documentation of this transaction is available in the Trust Lands' Planning and Development files.

TRANSACTIONAL CONTEXT:

This sale has been made pursuant to the Operating Agreement for Ft. Pierce Business Park, L.C. of which LGJ, L.C. and the Trust Lands Administration are the sole members (DEVL 21). To finance development, Ft. Pierce Business Park has entered into a loan agreement with the City of St. George and Dixie-Escalante Rural Electric Association, Inc. 24.00% of the sales proceeds, after deducting closing costs and business expenses are used to service the loan out of the sales proceeds. The balance of the sales revenue is distributed to the members according to their participation in the L.C. (LGJ, L.C. - 30%, Trust Lands Administration - 70%).

This item was submitted by Andrea L. James for record-keeping purposes.

1st AMENDMENT TO DEVELOPMENT AGREEMENT AND GROUND LEASE - DEVL 760 – LB MOAB LAND, LLC

(See Director's Minutes of June 21, 2006)

AGREEMENT NO.:	760
PROJECT:	Lions Back
PROJECT MANAGER:	Rodger Mitchell
PROJECT CODE:	LIONB00000
FUND:	School
COUNTY:	Grand
DATE OF AGREEMENT:	June 30, 2006
DATE OF AMENDMENT	June 23, 2008
PRELIMINARY TERM:	18 months following date of agreement
LEASE TERM:	Ninety-nine years beyond the Preliminary Term

LESSEE/MEMBER:

LB MOAB LAND, LLC
a Colorado limited liability company
100 West 200 South
Moab, Utah 84532

DESCRIPTION OF TRANSACTION:

The Amendment extends the preliminary term to eighteen months.

LEGAL DESCRIPTION OF LEASE PROPERTY:

Township 26 South, Range 22 West, SLB&M
Within Section 6:

E1/2SW1/4NE1/4, Lot 1, Lot 2, NW1/4SW1/4NE1/4, SE1/4NE1/4, W1/2SE1/4NE1/4SE1/4

Contains 175.00 acres, more or less

Upon recommendation of Rodger Mitchell, the Director approved this agreement.

1st AMENDMENT TO DEVELOPMENT AGREEMENT 744 - QUALITY DEVELOPMENT, LLC

AGREEMENT NO.: 744
PROJECT: Tonaquint Height
PROJECT MANAGER: Kyle Pasley
PROJECT CODE: TNQTS 004 00
FUND: School
COUNTY: Washington
DATE OF AGREEMENT: February 23, 2006
DATE OF AMENDMENT: July 1, 2008
LEASE TERMINATION DATE: August 1, 2015

LESSEE:

QUALITY DEVELOPMENT, LLC
1059 West 150 North
Saint George, UT 84770

DESCRIPTION OF TRANSACTION:

The Trust Lands Administration amends said development lease to extend the time given for the development of later phases of the project in order to solve water pressure problems on the project's north side. The City of St. George has informed lessee that later phases of the project will not be allowed to commence until water pressure problems have been solved for the phases of the project on the north side. Solution of these issues will require some amount of upgrade to the city system. The amendment allows an extension of the lease term only on those phases affected and only until solution of the engineering problem has been reached. From that point, the deal structure will commence as originally contemplated.

At the time it was entered into, DEVL No. 744 had a five-year term, effective March 1, 2006, and expiring March 1, 2011. The lease term shall be extended and shall expire upon completion of construction of Phase 4, as that term is defined in the lease, provided that the completion date for Phase 4 shall not extend beyond August 1, 2015. The scheduled dates for the start and completion of construction on other phases of the project will also be amended, as set forth in the amendment document. The lessee has diligently pursued and is diligently pursuing solutions to the water pressure problems with the St. George City water line, but has been unable to move forward with the project due to no fault of their own. Therefore, no additional fees will be charged for this amendment.

LEGAL DESCRIPTION:

Township 43 South, Range 16 West, SLB&M
Section 11

Beginning at the North quarter corner of Section 11, Township 43 South, Range 16 West, Salt Lake Base and Meridian, and running thence S 88°26'10" E 2280.79 feet along the section line to a point on the West right of way line of proposed Tonaquint Drive, said point being on an 8000.00 foot radius non-tangent curve to the left, the radius point bears S 85°02'38" E; thence Southwesterly 667.46 feet along the arc of said curve and said right of way line through a central angle of 4°46'49" to the point of a 760.00 foot radius reverse curve to the right; thence Southwesterly 9.78 feet along the arc of said curve and said right of way line through a central angle of 0°44'13"; thence leaving said right of way line N 87°40'31" W 8.37 feet to a point on "The Estates at Bloomington", according to the official plat thereof, records of Washington County; thence along said boundary the following ten (10) courses: S 38°00'03" W 203.96 feet; thence N 87°41'14" W 151.45 feet; thence N 78°21'47" W 393.89 feet; thence S 84°17'30" W 192.02 feet; thence N 80°00'49" W 568.48 feet; thence S 80°51'51" W 245.38 feet; thence S 62°18'14" W 154.50 feet; thence S 33°01'23" W 237.37 feet; thence S 25°23'49" W 149.68 feet; thence S 19°12'33" W 146.75 feet; thence leaving said boundary to a point on the North

1st AMENDMENT TO DEVELOPMENT AGREEMENT 744 - QUALITY DEVELOPMENT, LLC
(CONTINUED)

line of that particular property recorded in Book 86, Page 119, records of Washington County; thence along said line N 88°50'23" W 203.31 feet to a point on the Center section line of Section 11, Township 43 South, Range 16 West, Salt Lake Base and Meridian; thence along the center section line S 0°09'59" E 412.04 feet; thence N 78°10'05" W 264.16 feet; thence N 76°39'11" W 130.48 feet; thence S 79°06'44" W 261.44 feet; thence N 09°59'55" W 148.84 feet; thence S 72°33'02" W 127.20 feet; thence S 79°40'30" W 55.81 feet; thence N 85°38'25" W 59.20 feet; thence N 08°50'21" E 356.84 feet; thence N 08°45'47" W 179.59 feet; thence N 00°38'38" E 165.42 feet; thence N 89°42'08" E 151.37 feet; thence N 12°23'33" E 76.91 feet; thence N 5°21'41" E 115.70 feet; thence N 9°26'34" W 82.33 feet; thence N 24°05'57" W 238.04 feet; thence N 52°25'59" W 166.08 feet; thence N 75°07'05" E 173.42 feet; thence N 51°11'55" E 73.45 feet; thence S 64°03'22" E 302.45 feet; thence S 69°18'49" E 90.35 feet; thence N 59°33'56" E 33.81 feet; thence N 16°48'41" W 45.94 feet; thence N 48°41'06" W 343.05 feet; thence N 52°58'45" W 46.14 feet; thence N 36°24'19" E 75.33 feet; thence N 58°53'46" E 113.88 feet; thence N 76°36'40" E 98.65 feet; thence S 85°47'19" E 63.00 feet; thence N 56°45'46" E 25.32 feet; thence N 21°06'22" E 68.00 feet; thence N 36°54'32" E 95.90 feet; thence N 55°44'52" E 65.24 feet; thence N 32°21'53" W 117.51 feet; thence N 66°25'17" E 135.18 feet; thence N 83°32'15" E 110.24 feet to a point on the North-South, Center section line of Section 2, Township 43 South, Range 16 West, Salt Lake Base and Meridian; thence S 0°09'59" E 434.58 feet along said section line to the point of beginning.

Contains 76.003 acres.

NUMBER OF ACRES BY COUNTY: 76.03 acres – Washington County

NUMBER OF ACRES BY FUND: 76.03 acres – Schools

Upon recommendation of Kyle Pasley, the Director approved this agreement.

DEVELOPMENT SALE - CORAL CANYON (PS 7352)

THE FOLLOWING SALE HAS BEEN EXECUTED AND A PATENT ISSUED FOR THE CORAL CANYON SUBDIVISION PURSUANT TO THE DEVELOPMENT AGREEMENT NO. 610 WITH SUNCOR DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION.

CERTIFICATE OF SALE NO.:	24730
CERT/DATE OF SALE:	June 16, 2008
PATENT NO.:	19820
PATENT DATE:	June 10, 2008
PROJECT:	Coral Canyon
PROJECT MANAGER:	Doug Buchi
PROJECT CODE:	SUNCR 000 00
FUND:	Miners Hospital
ACREAGE:	0.33
SALE PRICE:	\$10.00

CONTRACT PARTNER:

SUNCOR UTAH, INC.
 2250 North Coral Canyon Blvd., Suite 200
 Washington, UT 84780

DEVELOPMENT SALE - CORAL CANYON (PS 7352) (CONTINUED)**DESCRIPTION OF TRANSACTION:**

This transaction comprises the conveyance of HOA parcels 14, 15, and 16 of Coral Canyon Phase 1 to SunCor Utah, Inc. for immediate reconveyance to the Coral Canyon Master Residential Association. The parcel has been platted for this use within the existing subdivision within the Coral Canyon Development. The patent has been issued at the request of SunCor Utah, Inc. and granted by the Trust Lands Administration without additional consideration pursuant to Paragraph 5.9 of Development Lease No. 610 between Trust Lands Administration and SunCor Utah dated June 30, 1999, as amended. This paragraph provides for the conveyance of land and easements for public or common uses at no charge, if a developer commonly does not receive compensation for such conveyances.

LEGAL DESCRIPTION:

Township 42 South, Range 14 West, SLB&M
Section 5: (within)

All of HOA Tracts #s 14, 15, 16, of the Coral Canyon Development, Phase I, according to the plat of record on March 21, 2000, as Entry No. 679602 filed in Book 1363, Page 1078, records of Washington County, Utah.

Containing 0.33 acre, more or less.

NUMBER OF ACRES BY COUNTY: 0.33 acre – Washington County

NUMBER OF ACRES BY FUND: 0.33 acre – Miners Hospital

LIST MINERAL RESERVATIONS:

Subject to a prior reservation of oil and gas to the United States; also,

Excepting and reserving all coal and other mineral deposits not previously reserved to the United States along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits.

LIST SURFACE RESERVATIONS:

Subject to the Declaration of Covenants, Conditions and Restrictions for Coral Canyon, Phase I, as recorded on March 21, 2000, as Entry 679603, Book 1363, Pages 1079-1123 as amended; also,

Subject to an easement across the property for utilities as shown on the recorded plat maps; also,

Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, and subject also to all rights of way for ditches, tunnels, telephone and transmission lines that have been or may be constructed by the United States as provided by statute.

MINERAL LEASES CANCELED: None

SURFACE LEASES CANCELED: None

This item was submitted by Andrea L. James for record-keeping purposes.

DEVELOPMENT SALE - CORAL CANYON (PS 7364)

THE FOLLOWING SALE HAS BEEN EXECUTED AND A PATENT ISSUED FOR THE CORAL CANYON SUBDIVISION PURSUANT TO THE DEVELOPMENT AGREEMENT NO. 610 WITH SUNCOR DEVELOPMENT CORPORATION, AN ARIZONA CORPORATION.

CERTIFICATE OF SALE NO.: 24718
CERT/DATE OF SALE: June 16, 2008
PATENT NO.: 20055
PATENT DATE: June 10, 2008
PROJECT: Coral Canyon
PROJECT MANAGER: Doug Buchi
PROJECT CODE: SUNCR 000 00
FUND: Miners Hospital
ACREAGE: 0.053
SALE PRICE: \$10.00

CONTRACT PARTNER:
SUNCOR UTAH, INC.
2250 North Coral Canyon Blvd., Suite 200
Washington, UT 84780

DESCRIPTION OF TRANSACTION:

This transaction comprises the conveyance of the Back Nine Commercial Center – Parcel "1" HOA parcel to SunCor Utah, Inc. for immediate reconveyance to the Coral Canyon Master Residential Association. The parcel has been platted for this use within the existing subdivision within the Coral Canyon Development. The patent has been issued at the request of SunCor Utah, Inc. and granted by the Trust Lands Administration without additional consideration pursuant to Paragraph 5.8 of Development Lease No. 610 between Trust Lands Administration and SunCor Utah dated June 30, 1999, as amended. This paragraph provides for the conveyance of land and easements for public or common uses at no charge, if a developer commonly does not receive compensation for such conveyances.

LEGAL DESCRIPTION:

Township 42 South, Range 14 West, SLB&M
Section 8: (within)

A portion of Back Nine Commercial Center - Parcel "1", Tract # 58 of the Coral Canyon Development, according to the plat of record on November 02, 2004, as Entry No. 908915, filed in Book 1684, Page 1090, records of Washington County, Utah.

Containing 0.053 acre, more or less.

NUMBER OF ACRES BY COUNTY: 0.053 acre – Washington County

NUMBER OF ACRES BY FUND: 0.053 acre – Miners Hospital

LIST MINERAL RESERVATIONS:

Subject to a prior reservation of oil and gas to the United States as to certain portions of the property; also

Excepting and reserving all coal and other mineral deposits not previously reserved to the United States along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits.

DEVELOPMENT SALE - CORAL CANYON (PS 7364)(CONTINUED)**LIST SURFACE RESERVATIONS:**

Subject to the Declaration of Covenants, Conditions and Restrictions for Coral Canyon, Phase I, as recorded on March 21, 2000, as Entry 679603, Book 1363, Pages 1079-1123 as amended; also,

Subject to an easement across the property for utilities as shown on the recorded plat maps; also,

Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute.

MINERAL LEASES CANCELED: None

SURFACE LEASES CANCELED: None

This item was submitted by Andrea L. James for record-keeping purposes.

CANCELLATION OF RIGHT OF ENTRY 5121 – PRICE INDUSTRIAL SEMI TRUCK HEADQUARTERS

This Right of Entry was canceled due to the Contractor, Archuleta Trucking, Inc., not needing the Entry. There would have been a fee imposed of \$7,500.00 dollars; however, no monies were exchanged and the document was not finalized. This Right of Entry is canceled and the files noted as such.

Upon recommendation of Amera Musial, the Director approved the cancellation of Right of Entry 5121.

CORRECTION TO DEVELOPMENT SUBDIVISION SALE

In the May 23, 2008, Director's Minutes, Page 20, the fund was reported incorrectly. The correction is bolded below.

SUBD 9.0 Rock Ridge Subdivision of the Coral Canyon Community

This transaction has been executed pursuant to Development Lease DEVL 610.

LEGAL DESCRIPTION: (SUBDIVISION)

Section 4, Township 42.0 S, Range 14.0 W, SLBM

PURCHASER:

GOLDEN HERITAGE HOMES, INC.
2303 N. CORAL CANYON BLVD., SUITE 200
ST. GEORGE, UT 84780

LOT SALE DESCRIPTION:

Desc /	Certificate #	Cert/Sale Dt	Patent #	Patent Dt	Lot Price	Fee	Acreage	Fund	Section
Lot 13	26372-9-13	05/02/08	19929-9-13	06/23/06	\$10,301.97	\$20.00	0.13	MH	4

LIST MINERAL RESERVATIONS:

Subject to a reservation to the State of all coal and other mineral deposits along with the right for the State or other authorized persons to prospect for, mine, and remove the deposits.

CORRECTION TO DEVELOPMENT SUBDIVISION SALE (CONTINUED)

LIST SURFACE RESERVATIONS:

Subject to an easement across the property for utilities as shown on the recorded plat map; also,

Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute.

Subject to the Covenants, Conditions, and Restrictions that have been recorded for the subdivision.

This item was submitted for record-keeping purposes by Amera Musial.

ACTIONS CONTAINING FEE WAIVERS

NONE